



# SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

August 5, 2019

Zachary Moore  
City of Olathe Planning  
100 E. Santa Fe  
Olathe, KS 66061

Dear Zach:

On behalf of the developer, Prime Land Development, we are hereby requesting a waiver of a portion of Chapter 18.20.070 B of the Unified Development Ordinance. The requested waiver is to reduce the 30 foot front building line for the R-1 portion of Prairie Canyon to 20 feet.

Our reasoning for this request is as follows:

1. This waiver will provide a higher quality design by increasing the preserved tree cover in the rear yards, particularly on the western side of the development adjacent to the Southglen subdivision.
2. Significant open space areas have been provided throughout the project, particularly on the western side adjacent to the Southglen subdivision, which will provide substantial buffers for the adjacent property owners.
3. The primary reason for the waiver is to compensate for the substantial steepness of the existing topography of the site. With the steep slopes, locating the houses closer to the street will facilitate easier construction of the walkout lots. With the 20 foot front building line, there will be adequate room in the driveways to park a vehicle without blocking the sidewalk in front.

We appreciate your review of this waiver request. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

David A. Rinne, PS  
President



/mdr